

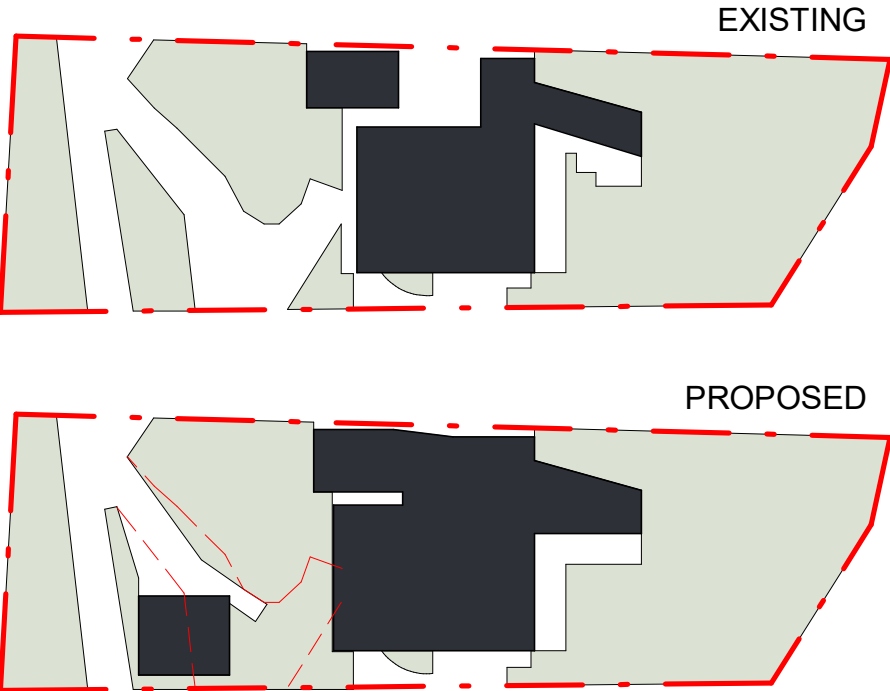
1 SITE PLAN
A101 1 : 200

- NOTES:
- Demolition works to be carried out in accordance with the requirements of A2601-2001 The Demolition of Structures. Also in compliance with work cover authority of NSW requirements, including but not limited to:
 - Protection of site workers and the general public
 - Asbestos handling and disposal where applicable
 - Termite protection to be in accordance with AS 3600.1
 - All construction to comply with current BCA codes and Australian Standards.
 - Stormwater system to be connected to existing.
 - All timber framing shall comply with AS1684
 - These documents must be read in conjunction with all the sub-consultants reports and recommendations. The architectural documents form part of the total construction set and are not to be taken as exclusively being the building construction documents
 - Eaves within 900mm of allotment boundaries are to be constructed of non-combustible materials. eaves must not be within 450mm of allotment boundaries as required by part 3.7.1 of BCA
 - Sediment & Erosion control are to be installed and maintained during the life of the project

ALL BUILDING WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (BCA) AND AUSTRALIAN STANDARDS

EXTENDED TOP FLOOR
BEDROOMS

CALCULATION TABLE		
ZONE	E4 - ENVIRNMENTAL LIVING	
HAZARDS	GEOTECH H1; BUSHFIRE	
SITE AREA	953.4m²	
MAX. BUILDING HEIGHT	Hmax = 8.5 m; site slope 20°	
BUILDING ENVELOPE	3.5m - envelopes; 2.5m and 1m side setbacks	
	EXISTING	PROPOSED
TOTAL FLOOR AREA	163m²	193m²
SITE COVERAGE	172m² / 18%	242.2m² / 25.4%
BUILT UPON AREA	249 m²	163.2 m²
SOFT LANDSCAPING	532.4m² / 55.5%	548m² / 57%
FLOOR SPACE RATIO	0.17 : 1	0.2 : 1
LANDSCAPED AREA	57% + 6% variation D1.14 = 63%	



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	08.03.2018	EXISTING	KA	MW
	18.05.2018	PRELIMINARY 1	MW	
	13.03.2019	PRELIMINARY 2 - option 3	MW	
	21.05.2019	DA PLANS	MW	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

2017090

AT:

Avalon, 81 Hilltop Rd

FOR:

Tara & Russell Denning

SHEET TITLE:

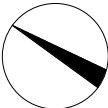
SITE PLAN

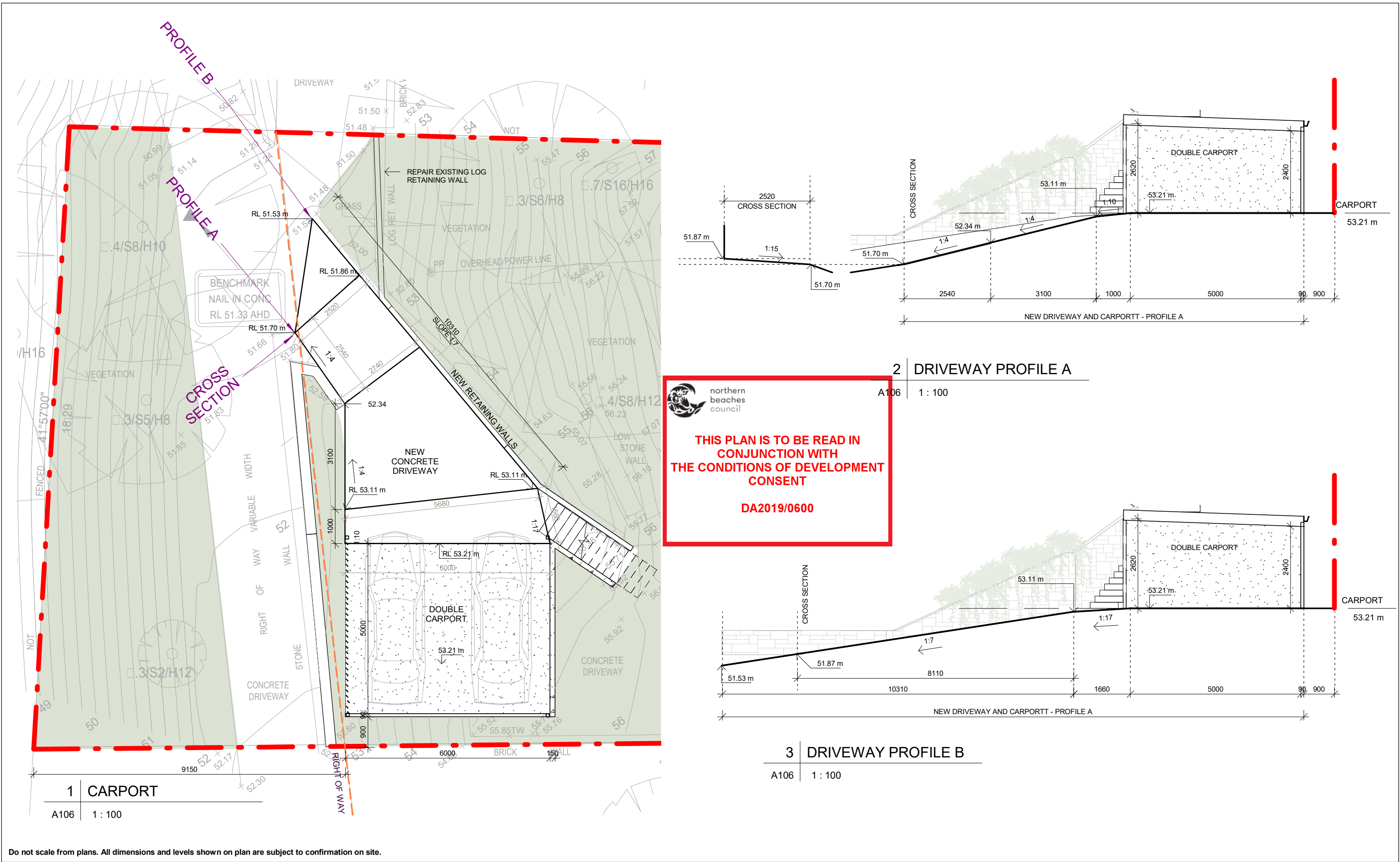
SHEET NO:

A101

SCALE A3:

As indicated





ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	08.03.2018	EXISTING	KA	MW
	18.05.2018	PRELIMINARY 1	MW	
	13.03.2019	PRELIMINARY 2 - option 3	MW	
	21.05.2019	DA PLANS	MW	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.



DA2019/0600



This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

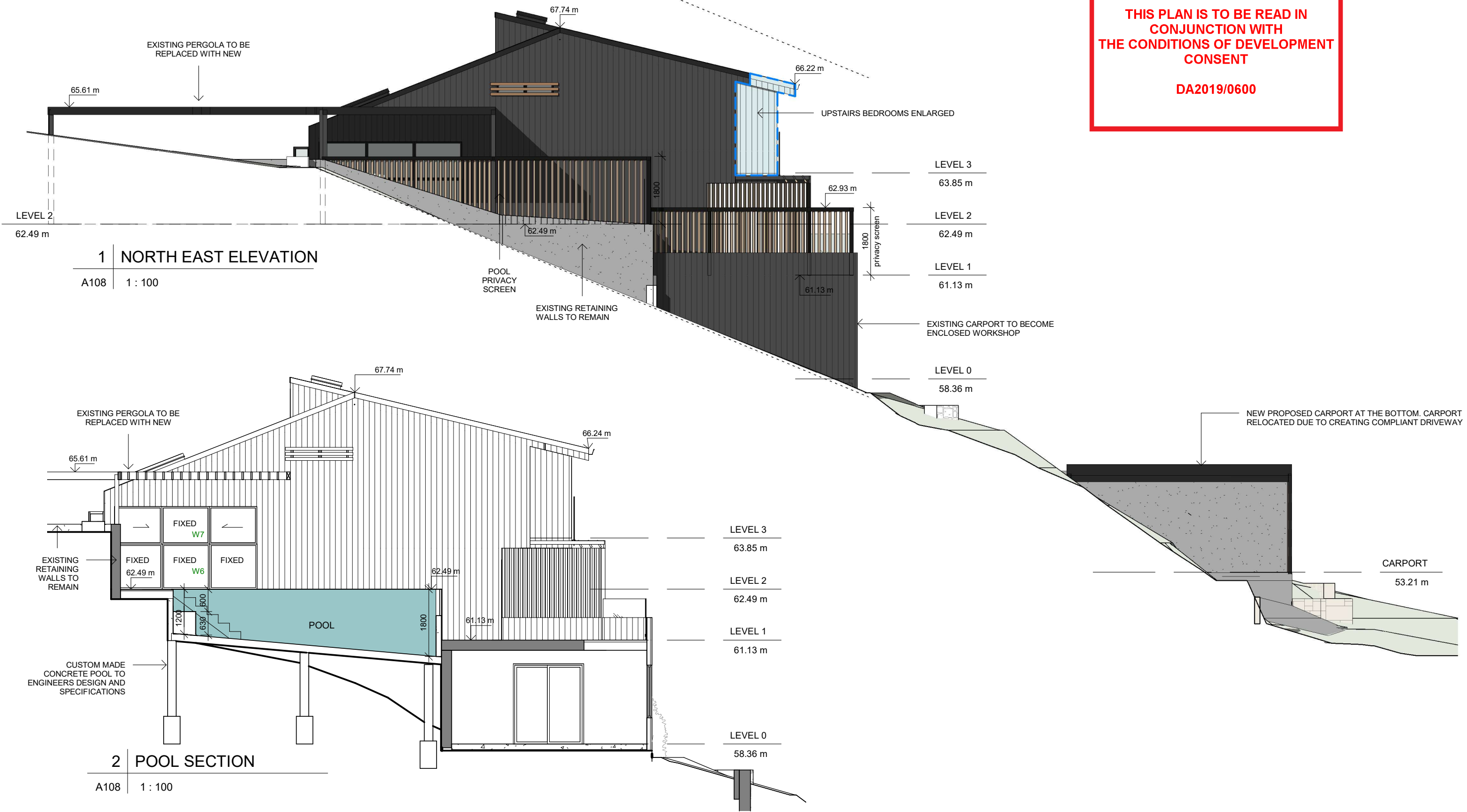
ROOF FINISH -
COLORBOND METAL ROOF - DARK FINISH



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2019/0600



Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	08.03.2018	EXISTING	KA	MW
	18.05.2018	PRELIMINARY 1	MW	
	13.03.2019	PRELIMINARY 2 - option 3	MW	
	21.05.2019	DA PLANS	MW	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

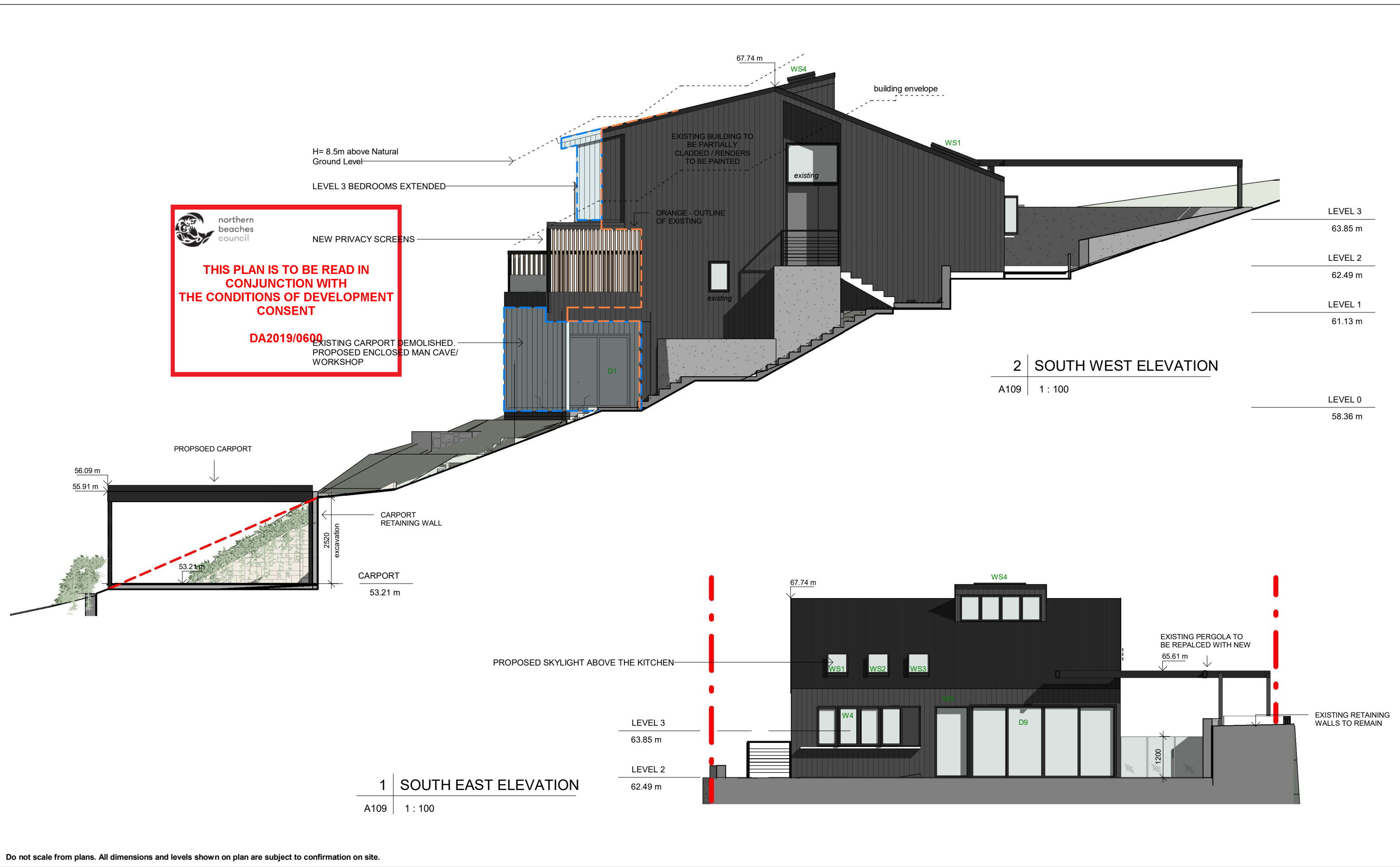
PO BOX 167
Newport 2106

Mobile: 0 414 310 171
E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:	ALTERATION & ADDITION
PROJECT NO.:	2017090
AT:	Avalon, 81 Hilltop Rd
FOR:	Tara & Russell Denning

SHEET TITLE:	NE ELEVATION & POOL SECTION
SHEET NO:	A108
SCALE A3:	1 : 100



ISSUE	DATE	DESCRIPTION	DRWN	CHKD
-	08.03.2018	EXISTING	KA	MW
	18.05.2018	PRELIMINARY 1	MW	
	13.03.2019	PRELIMINARY 2 - option 3	MW	
	21.05.2019	DA PLANS	MW	KM

This drawing is copyright and remains the property of Blue Sky Building Designs P/L.

BLUE SKY

BUILDING DESIGNS

PO BOX 167

Newport 2106

Mobile: 0 414 310 171

E: info@bsbd.com.au

www.blueskybuildingdesigns.com.au

PROJECT TITLE:

ALTERATION & ADDITION

PROJECT NO.:

2017090

AT:

Avalon, 81 Hilltop Rd

FOR:

Tara & Russell Denning

SHEET TITLE:

ELEVATIONS

SHEET NO:

A109

SCALE A3:

1 : 100